



Board of Zoning Appeals

Chairwoman
Catherine M. Doyle

Vice Chairman
Henry Szymanski

Members
Martin E. Kohler
Jose L. Dominguez, Jr.
Jewel Currie

Alternates
Karen D. Dardy

Secretary
Lindsey St. Arnold Bell

AGENDA

December 11, 2014

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 11, 2014**, commencing at **2:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

2:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|------------------------|------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1 | 12th | 33282 Dimensional Variance <i>Dismissal</i> | Christina Tsitiripis, Property Owner Request to erect a fence that exceeds the maximum allowed height (required 4 ft. / proposed 5 ft.) and does not allow for the required vision triangle | 1561 S. Muskego Av. |
| 2 | 1st | 33232 Special Use <i>Dismissal</i> | Jamilia Gladney, Lessee Request to increase the number of children from 60 to 100 per shift infant - 12 years of age in the Board-approved day care center operating Monday - Sunday 6:00 a.m. - midnight | 3718 W. Lancaster Av. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <u>2:00 p.m. - Consent Agenda</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> | | | | |
| <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i> | | | | |
| 3 | 11th | 33492 Special Use | Mauricio Herrera, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility | 4440 W. Forest Home Av. |
| 4 | 12th | 33383 Special Use | Jose and Roberto's Tire Shop, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop | 1715 W. Pierce St. |
| 5 | 12th | 33452 Special Use | Alexis Espinoza, Lessee Request to continue occupying the premises as a general office (this is a new operator) | 1901 S. 11th St. |
| 6 | 12th | 33490 Special Use | Umos, Inc., Property Owner Request to continue occupying the premises as a social service facility | 802 W. Historic Mitchell St. |
| 7 | 12th | 33507 Special Use | Reflections Jewelry, Inc., Lessee Request to continue occupying the premises as a pawn shop and second-hand sales facility | 1306 W. Forest Home Av. |
| 8 | 12th | 33526 Dimensional Variance | Milwaukee Public Schools Facilities and Maint., Property Owner Request to erect 2 wall signs and 1 projecting sign that exceed the maximum number of allowed signs per principal building | 971 W. Windlake Av. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <u>2:00 p.m. - Consent Agenda (Continued)</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> | | | | |
| <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i> | | | | |
| 9 | 12th | 33531 Special Use | Pierce First LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility | 707 S. 1st St. |
| 10 | 12th | 33535 Special Use | Ernesto De Leon, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility | 1009 W. Historic Mitchell St. |
| 11 | 13th | 33473 Special Use | Old Dominion Freight Line, Inc., Property Owner Request to continue occupying the premises as a truck freight terminal | 401 W. Layton Av. |
| 12 | 14th | 33529 Use Variance | Sean Maroney, Property Owner Request to continue occupying the premises as a light manufacturing facility | 2602 E. Oklahoma Av. |
| 13 | 15th | 33446 Special Use | Solid Rock Pentecostal Church, Property Owner Request to construct an attached garage and to continue occupying the premises as a religious assembly hall | 2800 W. Center St. |
| 14 | 15th | 33500 Special Use | Our Next Generation, Inc., Lessee Request to occupy the premises as a social service facility | 3800 W. Lisbon Av. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

| | | | | |
|----|------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 15 | 15th | 33501 Special Use/ Use Variance | Matt Talbot Recovery Services, Inc., Lessee | 2819 N. 32nd St. |
| | | | Request to continue occupying the premises as a medical service facility and a transitional living facility for 65 occupants (this is a new operator) | |
| 16 | 15th | 33530 Special Use | Cierra McArthur, Lessee | 3511 W. Lisbon Av. |
| | | | Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator) | |
| 17 | 1st | 33444 Special Use | Antonio Rodriguez, Lessee | 6770 N. 43rd St. |
| | | | Request to occupy a portion of the premises as a car wash | |
| 18 | 1st | 33494 Special Use | Cedric Horton, Property Owner | 5138 N. 37th St. |
| | | | Request to continue occupying the premises as a tavern | |
| 19 | 1st | 33495 Special Use | Mohammad Almousa, Lessee | 4928 W. Villard Av. |
| | | | Request to occupy a portion of the premises as a fast-food/carry-out restaurant | |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

| | | | | |
|----|-----|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 20 | 1st | 33527 Dimensional Variance | Milwaukee Public Schools Facilities and Maint., Property Owner | 5075 N. Sherman Bl. |
| | | | Request to erect 3 wall signs on the east building and 3 wall signs on the west building that exceed the maximum number of allowed signs per principal building | |
| 21 | 2nd | 33427 Special Use | D&D Auto Services, LLC, Lessee | 7124 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 22 | 2nd | 33511 Special Use | John Moras, Lessee | 6270 N. 76th St. |
| | | | Request to continue occupying the premises as a motor vehicle sales and repair facility | |
| 23 | 2nd | 33512 Special Use | Valencia Davis, Lessee | 5629 N. 91st St. |
| | | | Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday (this is a new operator) | |
| 24 | 4th | 33423 Dimensional Variance | Milwaukee School of Engineering, Property Owner | 1025 N. Broadway |
| | | | Request to erect a fence that exceeds the maximum allowed height | |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <u>2:00 p.m. - Consent Agenda (Continued)</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> | | | | |
| <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i> | | | | |
| 25 | 4th | 33484 Special Use | Marquette University, Property Owner | 1524 W. Kilbourn Av. |
| | | | Request to continue occupying the premises as a fraternity for 25 occupants | |
| 26 | 4th | 33504 Special Use | Knapp & Van Buren LLC, Property Owner | 1334 N. Van Buren St. |
| | | | Request to continue occupying the premises as a principal use parking structure | |
| 27 | 4th | 33542 Special Use | The Northwestern Mutual Life Insurance Company, Lessee | 822 N. Van Buren St. |
| | | | Request to continue occupying the premises as a principal use parking lot | |
| 28 | 6th | 33441 Special Use | Tan Tran, Property Owner | 3919 N. Martin L King Jr Dr. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 29 | 6th | 33506 Special Use | James Richey, Lessee | 2231 N. Humboldt Av. |
| | | | Request to continue occupying a portion of the premises as a motor vehicle repair facility | |
| 30 | 6th | 33518 Dimensional Variance | All Nations Pentecostal Church of Holiness, Inc., Property Owner | 540 W. Burleigh St. |
| | | | Request to construct a building that does not meet the minimum required primary or secondary street frontage height or the minimum required glazing | |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------|
| <u>2:00 p.m. - Consent Agenda (Continued)</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> | | | | |
| <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i> | | | | |
| 31 | 6th | 33521 Special Use | The Bridge Health Clinics & Research Centers Inc., Lessee | 600 W. Walnut St. |
| | | | Request to occupy a portion of the premises as a health clinic | |
| 32 | 6th | 33525 Special Use/ Dimensional Variance | Redevelopment Authority of the City of Milwaukee, Property Owner | 2316 N. 7th St. |
| | | | Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping | |
| 33 | 7th | 33497 Special Use | Vets 76, Inc., Lessee | 4222 W. Capitol Dr. |
| | | | Request to occupy a portion of the premises as a social service facility | |
| 34 | 7th | 33523 Special Use | Klein Real Estate Development, Other | 3424 N. 27th St. |
| | | | Request to occupy a portion of the premises as an accessory use parking lot | |
| 35 | 7th | 33536 Special Use | Earnest Bridges, Lessee | 3002 W. Burleigh St. |
| | | | Request to continue occupying the premises as a car wash | |
| 36 | 7th | 33543 Use Variance | Center for Veterans Issues, Ltd., Lessee | 3016 N. 45th St. |
| | | | Request to continue occupying the premises as a transitional living facility for 15 occupants | |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <u>2:00 p.m. - Consent Agenda (Continued)</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> | | | | |
| <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i> | | | | |
| 37 | 8th | 33476 Special Use | Wadood Ahmad, Property Owner Request to continue occupying the premises as a motor vehicle filling station | 2931 W. Lincoln Av. |
| 38 | 8th | 33496 Special Use | Miguel Herrera, Lessee Request to occupy the premises as a motor vehicle sales facility | 2366 S. 27th St. |
| 39 | 8th | 33502 Use Variance | Naser Abel-Fattah, Property Owner Request to continue occupying the premises as a motor vehicle repair facility | 2120 W. Grant St. |
| 40 | 8th | 33519 Special Use | Erick Esqueda, Lessee Request to continue occupying the premises as a motor vehicle repair facility | 2617 S. 31st St. |
| 41 | 9th | 33466 Special Use | Knowledge Universe, Lessee Request to continue occupying the premises as a day care center for 160 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - 6:00 p.m | 6835 N. 76th St. |
| 42 | 9th | 33418 Special Use | Bridge Automotive, Lessee Request to continue occupying the premises as a motor vehicle repair facility | 8045 N. 76th St. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

| | | | | |
|----|------|----------------------|------------------------|----------------------|
| 43 | 10th | 33481 Special Use | Latonya Gatson, Lessee | 5324 W. Burleigh St. |
|----|------|----------------------|------------------------|----------------------|

Request to increase the number of children from 75 - 104 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m. (applicant is expanding into adjacent unit)

| | | | | |
|----|------|----------------------|-----------------------------------------------|-----------------|
| 44 | 10th | 33514 Special Use | O'Connor Petroleum Company, Prospective Buyer | 607 S. 70th St. |
|----|------|----------------------|-----------------------------------------------|-----------------|

Request to expand to adjacent lot and to continue occupying the premises as a motor vehicle filling station

2:00 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

| | | | | |
|----|------|----------------------------------|----------------------------------|------------------|
| 45 | 11th | 33460 Dimensional Variance | Clare Scheuerell, Property Owner | 2910 S. 67th St. |
|----|------|----------------------------------|----------------------------------|------------------|

Request to construct an addition to the existing single-family dwelling that does not meet the minimum required side yard setback (required 6 ft. / proposed 4.5 ft.)

| | | | | |
|----|------|----------------------|--------------------------------------|---------------------|
| 46 | 12th | 33479 Special Use | American United Taxi, Property Owner | 113 W. Virginia St. |
|----|------|----------------------|--------------------------------------|---------------------|

Request to occupy the premises as a ground transportation service

| | | | | |
|----|------|--------------------------------------------------|---------------------------------------------------------|-------------------|
| 47 | 12th | 33517 Special Use/ Dimensional Variance | Ener-Con Companies, Inc. c/o Harasco, Prospective Buyer | 120 E. Oregon St. |
|----|------|--------------------------------------------------|---------------------------------------------------------|-------------------|

Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

2:00 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

| | | | | |
|----|------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 48 | 13th | 33482 Special Use | Rick Rozanske, Property Owner Request to raze the existing structure and to construct a new building and to continue occupying the premises as an indoor and outdoor salvage and motor vehicle sales facility | 5848 S. 13th St. |
| 49 | 1st | 33463 Use Variance | BJA Family Living Services, LLC, Lessee Request to occupy the premises as a transitional living facility for 8 occupants | 1532 W. Capitol Dr. |
| 50 | 1st | 33355 Special Use | Quantex Properties LLC, Property Owner Request to occupy the premises as a rooming house for 40 occupants | 5477 N. Hopkins St. |
| 51 | 2nd | 33258 Special Use | InDetail, Lessee Request to occupy the premises as a motor vehicle sales and repair facility with a car wash | 9306 W. Flagg Av. |
| 52 | 2nd | 33323 Use Variance | Pan African Community Association, Lessee Request to occupy a portion of the premises as a social service facility | 4063 N. 64th St. |
| 53 | 2nd | 33505 Special Use | Merry Kyles, Lessee Request to occupy the premises as a transitional living facility for 8 occupants | 7734 W. Hampton Av. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

3:00 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

| | | | | |
|----|-----|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 54 | 3rd | 33510 Dimensional Variance | Luke and Katie Eshleman, Property Owner Request to allow a parking space in the side setback | 1032 E. Pleasant St. |
| 55 | 4th | 33429 Special Use | Milwaukee Rescue Mission, Property Owner Request to continue occupying the premises as a social service facility and emergency residential shelter | 830 N. 19th St. |
| 56 | 4th | 33524 Special Use | LaShundora McKinney, Lessee Request to occupy a portion of the premises as a social service facility | 1119 W. Kilbourn Av. |
| 57 | 6th | 33537 Special Use | St. Matthew in Trust of the CME Church, Property Owner Request to occupy the premises as a principal use parking lot | 2926 N. 9th St. |
| 58 | 7th | 33534 Special Use | Tai Tran, Property Owner Request to occupy the premises as an assembly hall | 5444 W. Fond Du Lac Av. |
| 59 | 8th | 33491 Dimensional Variance | Iglesia "El Nuevo Pacto" M.E.A.I., Inc., Property Owner Request to allow a front yard fence that exceeds the maximum allowed height (required 4 ft./ proposed 6 ft.) | 2000 S. Layton Bl. |

Board of Zoning Appeals, Hearing on Thursday, December 11, 2014

| <u>Item No.</u> | <u>Ald Dist</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|-----------------|----------------------|-------------------------|-----------------|
|-----------------|-----------------|----------------------|-------------------------|-----------------|

3:00 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

| | | | | |
|----|------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 60 | 9th | 33442 Dimensional Variance | Frankie or Marc Roberson, Property Owner Request to allow off-street parking for more than the maximum number of allowed vehicles (allowed 4 / proposed 8) | 5650 N. 64th St. |
| 61 | 10th | 33520 Special Use | Keana Allen, Lessee Request to occupy the premises as a day care center for 12 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - midnight | 5506 W. Center St. |

4:00 p.m. Public Hearings (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

| | | | | |
|----|-----|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 62 | 9th | 32600 Special Use | Continental A-1 Corp., Property Owner Request to construct a new building and to occupy the premises as a motor vehicle filling station | 6418 W. Mill Rd. |
|----|-----|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

PLEASE NOTE:

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.